

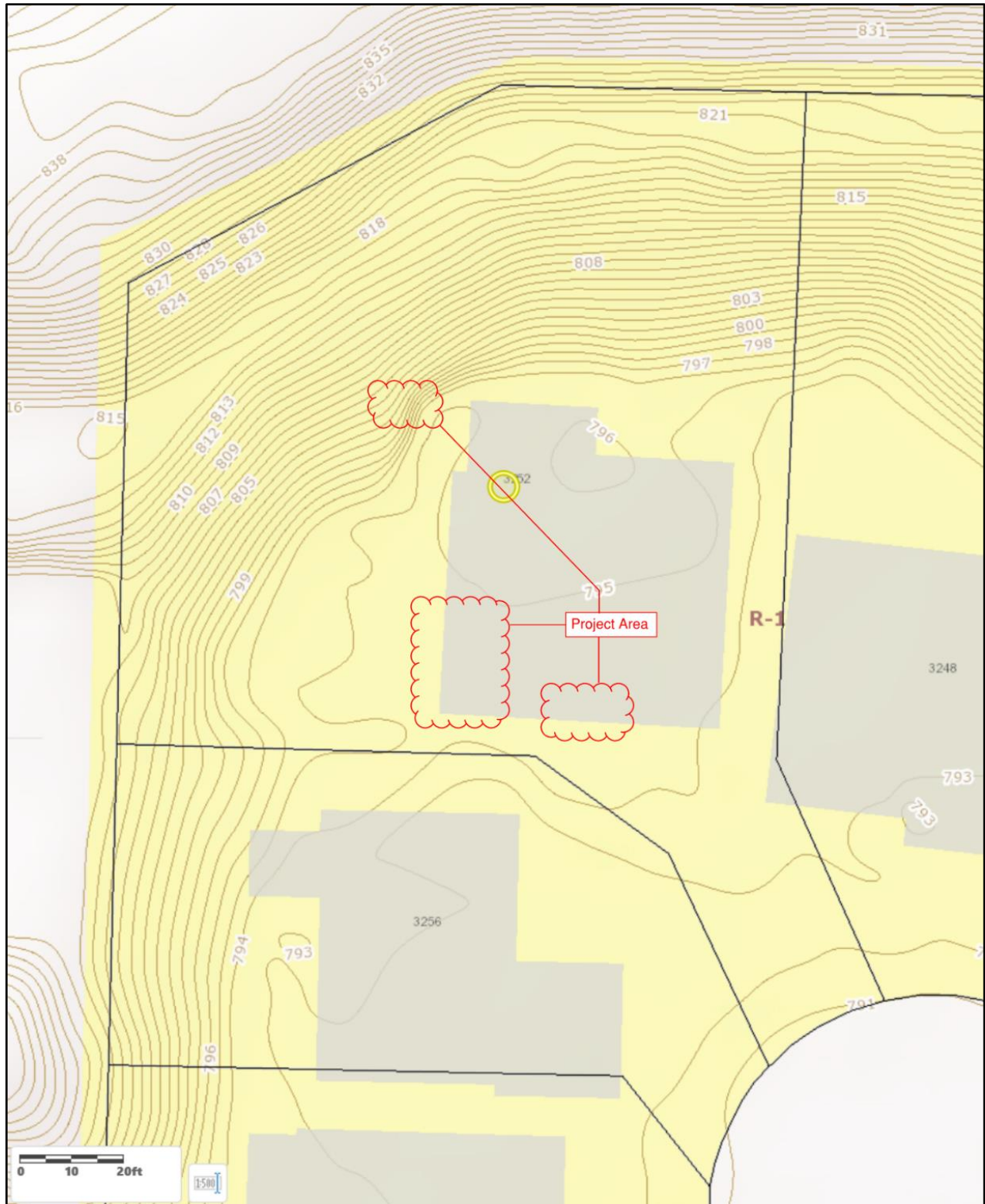
**EXHIBIT B: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 18-0002918  
LOCATED AT 3252 N FREDERIC STREET, BURBANK, CA 91504**

**Objective and Analysis:**

Per Burbank Municipal Code (BMC) Section 10-1-607(D)(3)(f), a view study is required as a part of the Hillside Development Permit process to analyze the impact of the proposed development on views from adjacent properties. As a part of the view study Planning Staff analyzed the view impacts of the application to legalize a 197-square-foot reconstructed solid patio cover and reconstructed main entry to a single-family residence, as well as minor grading for the reconstruction of a portion of the existing retaining wall located in the interior yard area. The project also includes the proposal to construct a 6'-0"-high fence/gate in the driveway area. The applicant will also demolish an unpermitted front porch in order to reconstruct a new entry to the home that will comply with BMC development standards. In addition to the public notices sent to all property owners and/or occupants within a 300'-0" radius, residents and property owners of the neighboring properties immediately adjacent to the project site were contacted and informed of the proposed Project along with the process involved in the completion of the view study. Staff analyzed the topographic map and photos taken from various angles to assess the potential impact of the development on the views from the neighboring properties. The exhibits used in the study can be found below:

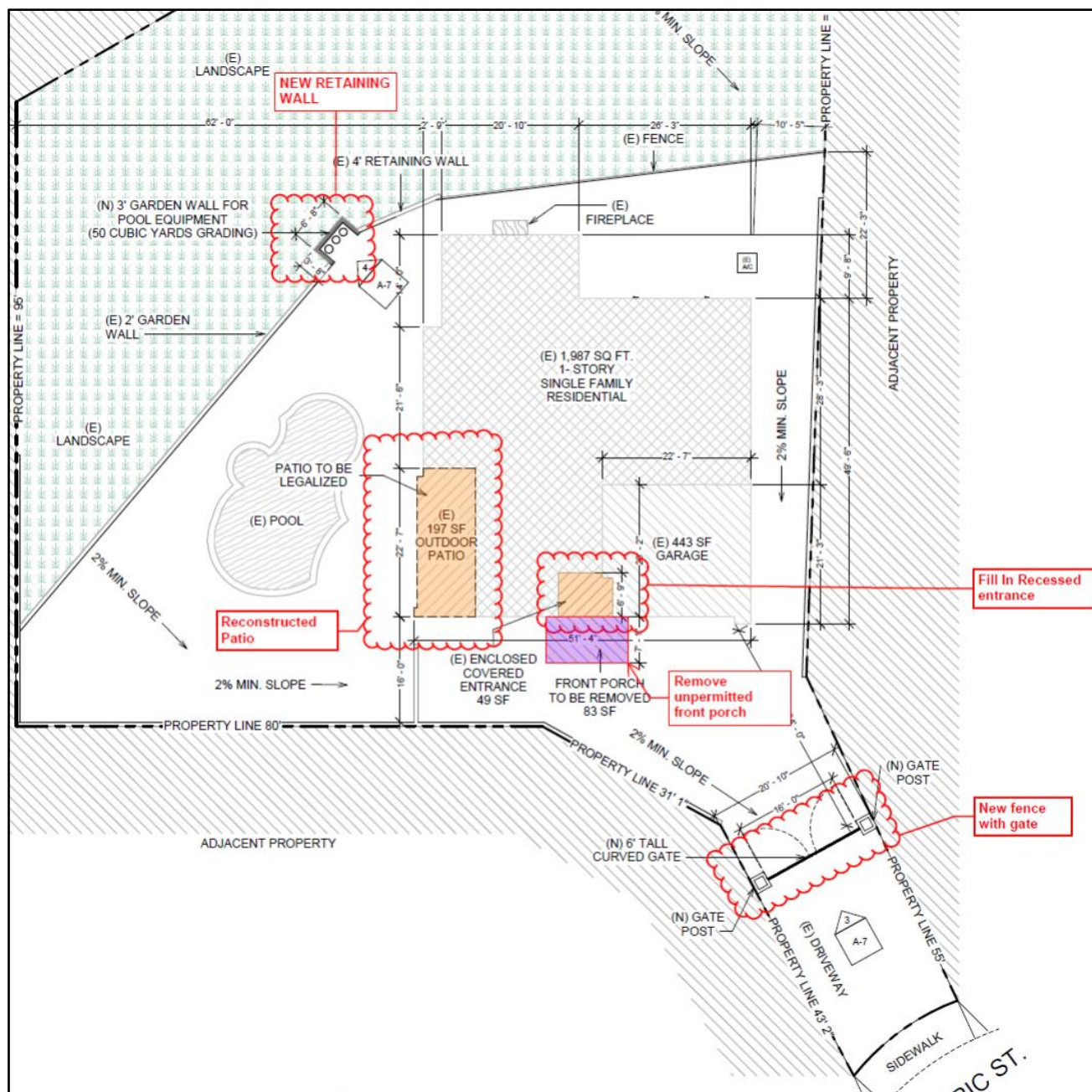


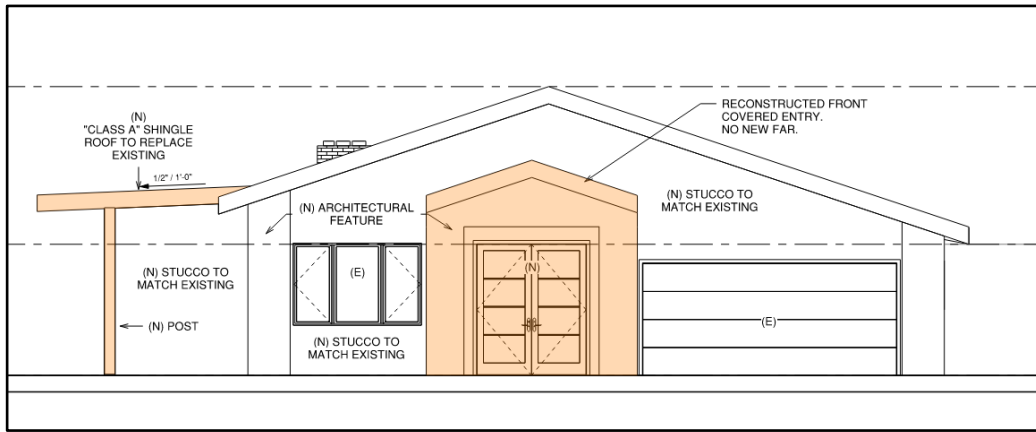
**Figure 1:** Location of the proposed project with respect to the neighboring properties



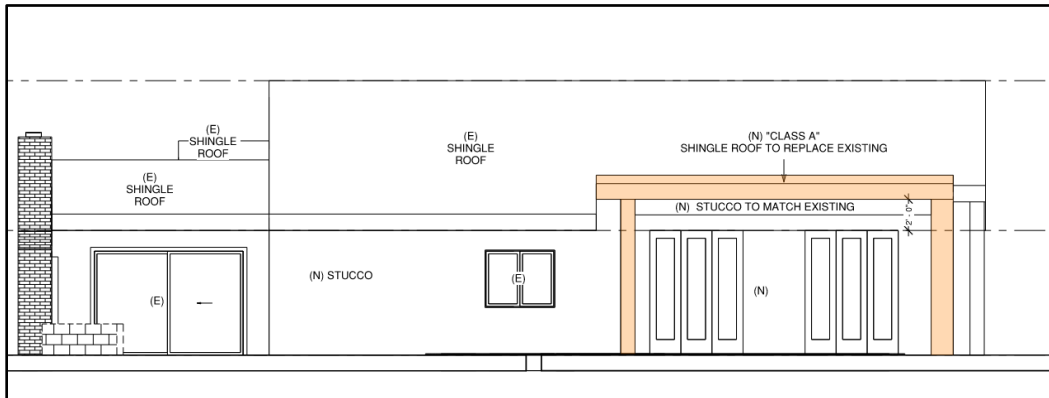
**Figure 2:** Topographic map of the subject property and vicinity.



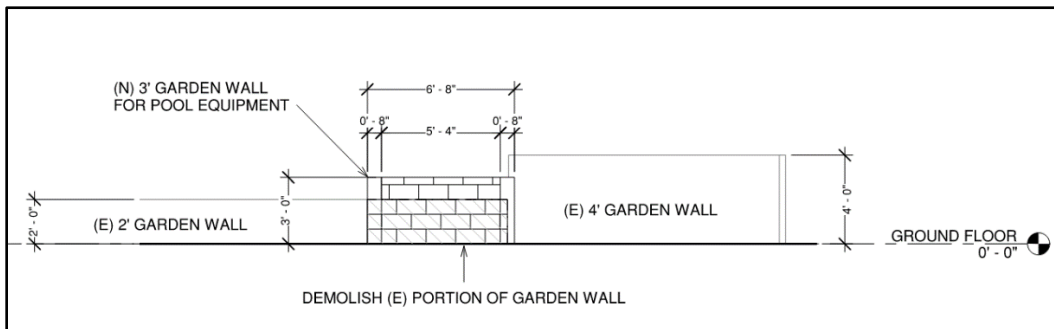




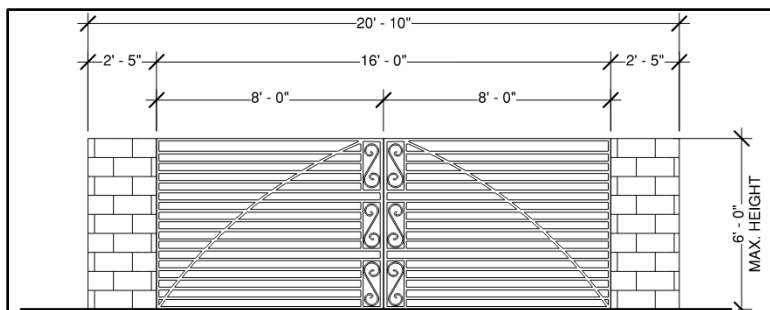
**Figure 4a:** South elevation of residence with proposed reconstructed main entry



**Figure 4b:** West elevation of residence with the reconstructed patio shown in orange



**Figure 4c:** Elevation of portion of retaining wall to be reconstructed



**Figure 4d:** Elevation of proposed 6'-0" fence and wall



**Figure 4:** Photo Key – photographs of project component locations (see next page)





**Photo 1:** Unpermitted porch will be removed. The entrance will be reconstructed.



**Photo 2:** The proposed location of a fence and gate.





**Photo 3:** View of reconstructed covered patio.



**Photo 4:** location of proposed reconstruction of existing retaining wall.

**Conclusion:**

The applicant is seeking to legalize a reconstructed patio cover, to remove an unpermitted front porch and reconstruct the main entrance, to reconstruct a portion of a retaining wall in the interior of the lot, and to build a 6'-0" fence and wall in the driveway (see Figure 3 and Figures 4a-d).

The topography of the adjoining properties of the residences located at 3248 and 3256 N. Frederic Street are approximately at the same level as the subject property at 3252 N. Frederic Street (see Figure 2), and none of the properties have a downslope city view that can be affected by the proposed Project. The building pads of the adjacent residences are relatively flat. There are no primary or secondary view impacts to these properties from the scope of work proposed by the Project. Moreover, the property is a flag lot and is only partially visible from the public right-of way.

As part of this study Staff also considered privacy impacts to adjoining properties. Given that the bulk of the proposed project is converting existing floor area, there is no expansion of the bulk and footprint of the residence. Therefore, no additional privacy impacts will be created.

Considering the information provided by the photographs, site plan and elevation drawings, and the elevation contours, it is Staff's assessment that the placement and overall massing of the proposed additions will have minimal impact on the views from surrounding properties.